

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER AND
PROPOSED DISPOSITION OF PARCELS R-2, R-3, RC-1,
RC-2, RC-3a, RC-3b, AND RC-3c
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, on November 7, 1968, the Authority voted to adopt a Report and Decision on the Application of William B. McClain and Others in which it granted permission for the applicants to form an Urban Development Corporation under the provisions of Chapter 121A of the Massachusetts General Laws for the purpose of developing said parcels with low and moderate income housing; and

WHEREAS, on November 21, 1968, the Mayor of the City of Boston approved the aforementioned November 7, 1968 vote of the Authority; and

WHEREAS, pursuant to the Authority's permission, Columbus Avenue Housing Corporation, an urban redevelopment, has been incorporated; and

WHEREAS, an FHA mortgage insurance commitment in the amount of \$3,546,100.00 has been issued;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Resolution of the Authority adopted December 19, 1966, tentatively designating Union Church Homes as redeveloper of Disposition Parcels R-2, R-3, RC-1, RC-2, RC-3a, RC-3b and RC-3c is hereby rescinded.
2. That Columbus Avenue Housing Corporation be and hereby is designated as Redeveloper of Disposition Parcels R-2, R-3, RC-1, RC-2, RC-3a, RC-3b, and RC-3c.

3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby determined that Columbus Avenue Housing Corporation possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the Project Area.

5. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller and Columbus Avenue Housing Corporation, an Urban Redevelopment Corporation formed pursuant to Chapter 121A of the Massachusetts General Laws, as Buyer, providing for the conveyance by the Authority of Disposition Parcels R-2, R-3, RC-1, RC-2, RC-3a, RC-3b, and RC-3c in consideration of twenty-six thousand (\$26,000.00) Dollars and the buyer's agreement to develop the property with 140 units of low and moderate income housing; such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority; that the Director is further authorized to execute and deliver a Deed conveying said property pursuant to such Disposition Agreement; and that the execution and delivery by the Director of such Agreement and Deed to which a Certificate of this Resolution is attached, shall be conclusively deemed authorized by this Resolution and conclusive evidence that the form, terms, and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

June 19, 1969

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: FINAL DESIGNATION OF REDEVELOPER AND
AUTHORIZATION TO CONVEY
PARCELS R-2, R-3, RC-1, RC-2, RC-3a, RC-3b and RC-3c
SOUTH END URBAN RENEWAL AREA

SUMMARY: This memo requests the Authority to
designate Columbus Avenue Housing Corporation
as Redeveloper of the above-captioned sites
and to authorize their conveyance.

On November 7, 1968, the Authority adopted the Report and Decision approving the Columbus Avenue Housing Corporation, the 121A Corporation which will develop 140 units of low and moderate income housing on the above-captioned sites.

The Mayor's approval of this project was obtained on November 21, 1968. The 30-day 121A statutory appeal period expired December 21, 1968, and the Corporation has since been incorporated. An FHA mortgage insurance commitment in the amount of \$3,546,100.00 has been issued. The FHA initial closing is anticipated this month, at which time title to the above-captioned sites will be transferred to the Columbus Avenue Housing Corporation.

It is recommended that the Authority designate Columbus Avenue Housing Corporation as the Redeveloper of Disposition Parcels R-2, R-3, RC-1, RC-2, RC-3a, RC-3b and RC-3c and authorize the Director to execute a Land Disposition Agreement and Deed conveying said property. An appropriate Resolution is attached.

Attachment

